

PUBLIC HEARING

The LOUDOUN COUNTY BOARD OF SUPERVISORS will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia at 5:00 p.m. on Monday, March 8, 2010 in order to consider:

APPL 2010-0003
ZEBRA VENTURES, LLC
(Appeal)

Antonio J. Calabrese, representing Zebra Ventures, LLC, of Washington, D.C., has submitted an application under the Revised 1993 Loudoun County Zoning Ordinance for an appeal of the December 15, 2009 Zoning Administrator proffer determination which requested, pursuant to Proffer IL.D.(2) of ZMAP 1998-0003, Worldcom Northern Virginia Campus, the installation of a traffic signal at site entrance “M” along Route 625 (Waxpool Road), as shown on the approved concept development plan, because the traffic signal was warranted by the Virginia Department of Transportation and was proffered to be installed by the property owner of record. The property is approximately 71.08 acres in size, is zoned PD-OP (Planned Development-Office Park), and is also located in the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The property is located on the south side of Waxpool Road and on the north side of Loudoun County Parkway (Route 607) in the Dulles Election District, and is more particularly identified as Tax Map Number /79//84/////A/ (PIN# 061-36-2081).

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2010-2011 ANNUAL ACTION PLAN
Loudoun County Department of Family Services

The Board of Supervisors hereby gives notice of this public hearing pursuant to Title I of the Housing and Community Development Act of 1974, 42 United States Code 5301, et seq., and U.S. Department of Housing and Urban Development (HUD) regulations at 24 Code of Federal Regulations 5801.A §91.105(b)(3) for the purpose of considering and adopting the Community Development Block Grant (CDBG) FY 2010-2011 Annual Action Plan for the Loudoun County Department of Family Services. All citizens are encouraged to attend and express their views regarding housing and community development needs, including priority non-housing community development needs, development of proposed activities, and review of program performance.

HUD has designated Loudoun County as qualified for Urban County Participation in the CDBG program and entitled to receive CDBG funding directly from HUD. HUD regulations require the adoption of the above referenced Plan which outlines the County’s housing and community development needs, priorities and objectives, and proposed use of the federal funds for the ensuing CDBG program year.

Components of the Annual Action Plan include, without limitation, descriptions of:

- Federal and other resources expected to be available;
- Leveraging of sources and how match obligations will be met;
- The activities to be undertaken;
- The geographic distribution of investment; and
- Planned homeless and other special needs activities.

Copies of the proposed Plan will be available March 1, 2010 and may be examined at the Office of the County Administrator, County Government Center, 5th floor, 1 Harrison Street, S.E., Leesburg, Virginia, and at the Loudoun County Department of Family Services, 102 Heritage Way, N.E., Suite 103, Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday.

PROPOSED SALE OF COUNTY-OWNED NEIGHBORHOOD
STABILIZATION PROGRAM (NSP) PROPERTY

Pursuant to Virginia Code Section15.2-1800, the Board of Supervisors shall consider the conveyance of County-owned property to a Neighborhood Stabilization Program (NSP) qualified purchaser for an approximate purchase price of \$197,380 to \$202,380. The property is an approximately 912 square foot three-bedroom single family detached house located on the south side of East Staunton Avenue (Route 1435), north of East Tazewell Road (Route 1436), at 308 East Staunton Avenue, Sterling, Virginia in the Sterling Election District. The property is more particularly described as Tax Map Number /81/F/3///75/ (PIN # 033-30-2785).

Copies of the plat illustrating the property proposed to be conveyed may be examined at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street S.E., Leesburg, Virginia between 9:00 a.m. and 4:30 p.m., Monday through Friday or call (703) 777-0200.

NOTICE OF PUBLIC HEARING TO ADOPT THE ANNUAL FEDERAL
PUBLIC HOUSING AGENCY (PHA) PLAN FOR LOUDOUN COUNTY
DEPARTMENT OF FAMILY SERVICES

Pursuant to Department of Housing & Urban Development (HUD) regulations, the Board of Supervisors shall consider adopting the Annual (FY 11) Federal Public Housing Agency (PHA) plans for Loudoun County Department of Family Services.

A copy of the full text of the plan may be examined at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, and at the Loudoun County Department of Family Services, 102 Heritage Way, N.E., Suite 103, Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW OAK HILL
AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Oak Hill Agricultural and Forestal District will expire on April 15, 2010. The District has a four-year term and a lot subdivision minimum of 40 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC) and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently in the District lie within an area generally south of the Goose Creek, west of Watson Road (Route 860), north of the boundary with Fauquier County, and east of Aldie Dam Road (Route 632), Snickersville Turnpike (Route 734), and Oatlands Road (Route 650), within the Blue Ridge and Dulles Election Districts.

During this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District. Landowners of the following parcels, currently enrolled in the New Oak Hill Agricultural and Forestal District, were notified by certified first class mail of the District review.

Parcel Listings

PIN #	Tax Map Number	Acres	PIN #	Tax Map Number	Acres
281358064000	/76//11/////3E	6.23	358470197000	/75//12/////3/	15.73
321154289000	/90/////14A	1.5	358489730000	/75//15///A2B/	6.7
321254780000	/90/////11/	6.94	359399276000	/89/////11/	1042.81
323260591000	/90/////24/	68.28	360153941000	/89/////8F	6
323388175000	/90/A/1///9/	9.39	361175558000	/89//1///N/	10.48
356271924000	/75//4///A2/	22.03	361283384000	/89/////17B	1
356373239000	/75//4///B/	22.5	361359735000	/89//10/////1/	11.19
357160725000	/75/////26/	50	361368286000	/89/////18D	9.63
357162966000	/75//1///1/	13.79	361483158000	/89//8///11A	158.84
357179003000	/75//12/////4/	15.77	362352070000	/89//2/////3/	11
357186979000	/75//7///3/	34.85	393196740000	/75/////25/	62.44
358368524000	/75/////28/	133.95	393203151000	/75/////25B	10
358450840000	/75//12/////1/	6.44	393203295000	/75//5///1/	14.64
358454465000	/75//1///6/	15.65	396107176000	/89/////8E	11.11
358455231000	/75//12/////2/	6.65	398291870000	/98//6/////A/	28.34

Any owner of additional qualifying land may apply for inclusion in the New Oak Hill Agricultural and Forestal District with consent of the Board of Supervisors, at any time before this Public Hearing. Applications for the addition of land to the New Oak Hill Agricultural and Forestal District must be filed with the Loudoun County Board of Supervisors and referred to the Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

The ADAC held a public meeting on January 5, 2010, to consider whether to continue, modify or terminate the New Oak Hill Agricultural and Forestal District and to consider any applications for the addition of land to the District. The report of the ADAC will be considered by the Planning Commission, along with new applications and any proposed modifications, at its public hearing on February 22, 2010. The reports of the Planning Commission and the ADAC will be considered by the Board of Supervisors, along with new applications and any proposed modifications, at its public hearing.

Any owner who applies for inclusion in the District may withdraw his land, in whole or in part, by filing written notice with the Board of Supervisors at any time before the Board of Supervisors acts pursuant to Sections 15.2-4309 and 15.2-4310 of the Code of Virginia.

Additional qualifying lands may be added to an already created district at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

In accordance with Virginia Code Section 15.2-4307, the applications are on file and open to public inspection at the Department of Economic Development, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m. Monday through Friday or call (703) 777-0426.

SPEX 2009-0037, DISCOVERY COMMERCIAL OFFICE
SPEX 2009-0038, DISCOVERY COMMUNICATION AND TRANSMISSION
(Special Exception)

Discovery Productions Group, Inc, of Silver Spring, Maryland has submitted applications for special exceptions to permit commercial office uses and communication and transmission facilities in the PD-IP (Planned Development-Industrial Park) zoning district. The property is located within the Route 28 Taxing District. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. These applications are subject to the 1972 Zoning Ordinance and the proposed uses may be permitted by the Board of Supervisors by Special Exception pursuant to Section 722.3.2. The property is approximately 7.86 acres in size and is located in the northwest quadrant of the intersection of Terminal Drive (Route 1005), International Drive, and Shaw Road (Route 636), at 45580 Terminal Drive and 22746 Shaw Road, Sterling, Virginia in the Dulles Election District. The property is more particularly described as Tax Map Number /90//10/////1/ (PIN# 033-16-5945). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), the Eastern Loudoun Area Management Plan, and the Countywide Transportation Plan, which designate this area for Business uses at a Floor Area Ratio (FAR) of 0.4.

SPEX 2009-0006
DULLES INDUSTRIAL PARK SOUTH LOT 1
(Special Exception)

Dulles South Properties, LLC of Rockville, Maryland, and AmeriGas, Inc. of Ranson, West Virginia, have submitted an application for a special exception to permit two 30,000-gallon storage tanks for distribution and storage of propane gas in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(Y). The area of the proposed special exception is an approximately 0.97 acre portion of a 4.52 acre parcel that is located on the north side of Wade Drive (Route 873), approximately 0.5 mile north of the intersection of Pleasant Valley Road (Route 609) and John Mosby Highway (Route 50) at 44176 and 44180 Wade Drive, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 102///1/////1/ (PIN# 097-40-7676). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) as amended by the Arcola Area/Route 50 Corridor Plan, which designate this area for industrial uses.

ZMAP 2006-0011 & ZCPA 2006-0003
STONE RIDGE COMMERCIAL

(Zoning Map Amendment Petition and Zoning Concept Plan Amendment)

Stone Ridge Community Development, LLC of Burke, Virginia has submitted an application to rezone approximately 67.56 acres from the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-IP (Planned Development-Industrial Park), PD-H4 (Planned Development-Housing), CLI (Commercial Light Industry), and PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts to the R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-IP (Planned Development-Industrial Park), PD-OP (Planned Development-Office Park), PD-H4 (Planned Development-Housing), and PD-CC(SC) (Planned Development-Commercial Center-Small Regional Center) zoning districts in order to relocate and consolidate previously approved residential and non-residential uses, with no increase in the number of previously approved residential units, at a proposed residential density of approximately 10.2 units per acre, and with an increase of approximately 133 square feet in non-residential floor area, at a proposed Floor Area Ratio (FAR) of approximately 0.29. The applicant has also submitted an application to amend the concept plan and proffers approved with ZMAP 1994-0017, Stone Ridge, ZMAP 2002-0013 & ZCPA 2002-0004, Stone Ridge, to accommodate the realignment of Millstream Drive (Route 2626) and Canary Grass Drive (renamed Southpoint Drive), and relocate previously approved community centers. These applications are subject to the Revised 1993 Zoning Ordinance.

The Applicant is also requesting modifications of the Zoning Ordinance (ZO) as follows:

SECTION NUMBER	SECTION NAME	PROPOSED MODIFICATION
Revised 1993 Loudoun County Zoning Ordinance Sections		
4-202(C)	Purpose, Size and Location of Individual Districts.	Decrease the minimum district size from 20 acres to 2.9 acres, eliminate the maximum district size of 60 acres, and permit vehicular access to the proposed PD-CC(SC) district from Millstream Drive (not designated as a collector road).
4-205(C)(2)	Lot Requirements. Yards. Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses	Decrease the minimum yard width for building, parking, outdoor storage, areas for collection of refuse, or loading areas adjacent to any agriculture districts, any existing or planned residential district, or land bays allowing residential uses from 100 feet to 25 feet with a Type 4 Buffer Yard.

The subject property is located partially within the FOD (Floodplain Overlay District), and within the AI (Airport Impact) Overlay District, partially between the Ldn 60-65 aircraft noise contours and partially outside of but within one (1) mile of the Ldn 60. The subject property comprises fourteen (14) parcels and is located on the south side, and south, of John Mosby Highway (Route 50), the west side, and west, of Gum Spring Road (Route 659), on the east side, and east, of Goshen Road (Route 616), along both sides of Tall Cedars Parkway (Route 2200), and along both sides of Stone Springs Boulevard (Route 2625), at 24600 Millstream Drive, Aldie, Virginia, in the Dulles Election District. The property is more particularly described as:

TAX MAP NUMBER	PIN #	TAX MAP NUMBER	PIN #
100//10//S19/	204-26-9934	100//10//S20/	204-36-0901
100//10//S23/	204-26-3928	100//10//S22/	204-36-4505
100/////52/	204-15-3843	100/////55/	247-18-9795
100/////50/	204-47-0343	100/C25/////A/	204-38-4096
100/////37/	205-36-2224	100/C14//S35/	204-37-4812
100/////54/	247-28-4151	100/////61/	204-46-2760
100//7//S23/	204-26-3927	100/////A/	247-20-9549

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designates this area for Business and Residential uses at a Floor Area Ratio (FAR) up to 1.0, and residential uses with densities up to 24 dwelling units per acre.

ZMAP 2009-0005, SPEX 2009-0009 & CMPT 2009-0001
GREEN ENERGY PARTNERS/STONEWALL HYBRID ENERGY PARK

(Zoning Map Amendment Petition, Special Exception and Commission Permit)

Green Energy Partners/Stonewall LLC of Hamilton, Virginia have submitted an application to rezone approximately 101.0 acres from the TR-10 (Transitional Residential-10) and JMLA-20 (Joint Land Management Area-20) zoning districts to the PD-GI (Planned Development-General Industry) zoning district in order to develop a utility generating plant and transmission facility at a Floor Area Ratio (FAR) of 0.10. The applicant has also submitted applications for a Special Exception and Commission approval to permit a utility generating plant and transmission facility in the proposed PD-GI zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-604(I), subject to the use limitations set forth in Section 4-607(H), and requires a Commission Permit in accordance with Section 6-1101. The applicant is also requesting a modification of Section 4-606(B) of the Zoning Ordinance to increase the maximum building height from 45 feet to 120 feet without requiring the building to be set back from streets or from lot lines any further distance in addition to each of the required minimum yard dimensions. The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, partially within the FOD (Floodplain Overlay District), and partially within the QN (Quarry Notification) Overlay District-Luck Quarry Notification Area. The subject property is located northeastward of the Dulles Greenway (Route 267), east of Sycolin Road (Route 643), south of Cochran Mill Road (Route 653), and west of Gant Lane (Route 652) in the Catoctin Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN #	ACRES	OWNERSHIP	ADDRESS
/60/////38/	193-38-4362	42.47	Evergreen Loudoun – One Limited Partnership	20077 Gant Lane, Leesburg, Virginia
/60/////38A	193-49-0539	0.32	Evergreen Loudoun – One Limited Partnership	N/A
/60/////39/	194-48-6020 (portion)	15.38 acre portion of a 59.94 acre parcel	LTI Limited Partnership	N/A
/61/////12/	193-39-3665	30.89	John A. Andrews, Trustee	N/A
/61/////14/	193-29-6778	11.96	LTI Limited Partnership	N/A

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Community)) and Leesburg Joint Land Management Area (JLMA), the Revised Countywide Transportation Plan, and the Toll Road Plan, which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and non-residential uses at an FAR of 0.5.

CMPT 2008-0020, SPEX 2008-0061 & SPEX 2008-0062
WHITE’S FORD PARK

(Commission Permit and Special Exceptions)

The Northern Virginia Regional Park Authority of Fairfax Station, Virginia has submitted applications for a Special Exception, a Minor Special Exception and Commission approval to permit boat rentals and incidental structures, and a campground, at White’s Ford Park, within the FOD (Floodplain Overlay District-Major Floodplain) and AR-1 (Agricultural Rural-1) zoning districts. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed boat rental and incidental structures use is listed as a Special Exception use under Section 4-1506, the proposed campground use is listed as a Minor Special Exception use under Table 2-102 of Section 2-102 and is subject to the additional regulations set forth in Section 5-646, and the entire park use requires a Commission Permit in accordance with Section 6-1101. The subject property is located adjacent to the New Lucketts Agricultural and Forestal District, is approximately 294.6 acres in size, and is located on the west side of the Potomac River, along the north and south sides of Hibler Road (Route 656), approximately 1 mile east of Limestone School Road (Route 661), at 43646 Hibler Road, Leesburg, Virginia in the Catoctin Election District. The property is more particularly described as Tax Map Number /31/////5/ (PIN# 077-36-5320). The area is governed by the policies of the Revised General Plan, (Rural Policy Area (Northern Tier)) and the Heritage Preservation Plan, which designate this area for rural economy uses and limited residential development.

Unless otherwise noted in the above notices, full and complete copies of the above referenced amendments, applications, ordinances, and/or plans, and related documents may be examined in hard copy in the Loudoun County Department of Building and Development, County Government Center, 2nd Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday or call (703) 777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications.

All members of the public will be heard as to their views pertinent to these matters. Citizens are encouraged to call in advance to sign up to speak at the public hearing. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on February 26, 2010 and no later than 12:00 p.m. on March 8, 2010. If you wish to sign-up in advance, call the Clerk to the Board of Supervisors at (703) 771-5072 or (703)777-0200. Citizens will also have the option to sign-up at the public hearing.

Hearing assistance is available for meetings in the Board of Supervisor’s Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact County Administration at 703-777-0200. Three days notice is requested. FM Assistive Listening System is available at the meetings.

BY ORDER OF: SCOTT YORK, CHAIRMAN
LOUDOUN COUNTY BOARD OF SUPERVISORS